

DEDICATION PLAT OF WOODBERRY BOULEVARD

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 27, TRACT ONE AND CONTAINING 2.840 ACRES OF LAND, BEING PART OF THE LAND CONVEYED TO THE WEMBLEY CLUB LIMITED PARTNERSHIP, RECORDED IN VOLUME 827 PG. 1310 OF GEAGA COUNTY DEED RECORDS.

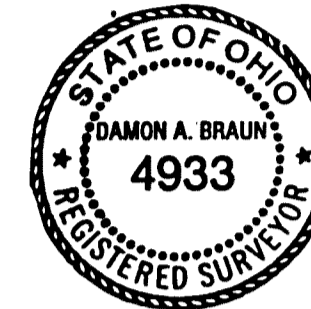
SITE DATA:

2.840 ACRES WOODBERRY BOULEVARD
0.103 ACRES EXISTING CHILLICOTHE ROAD

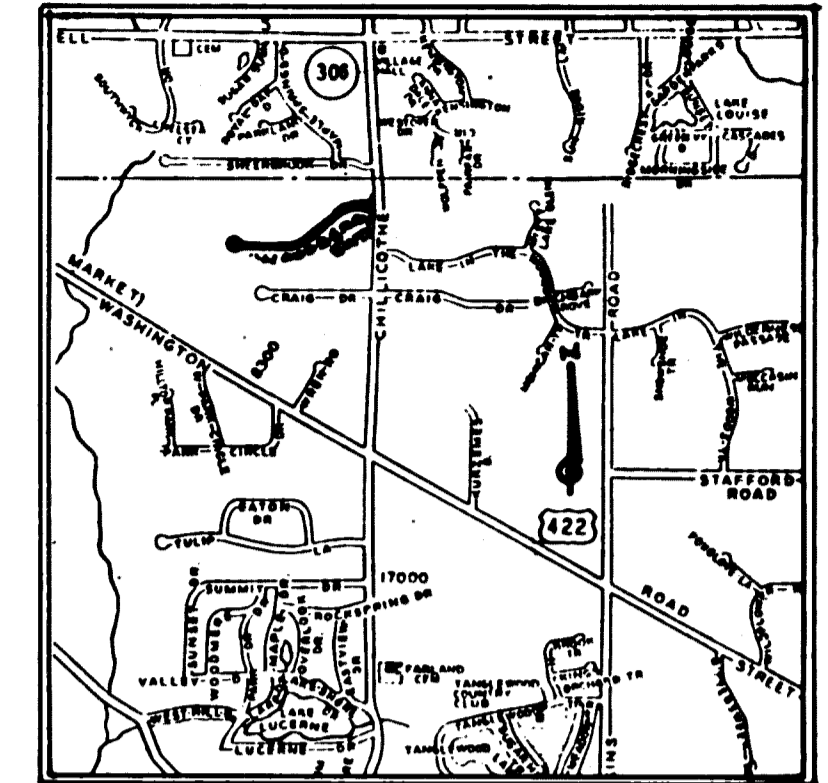
2.943 TOTAL ACRES
1976.76 LINEAL FEET OF NEWLY DEDICATED ROAD

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THE DIMENSIONS OF THE ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE BY THE GEAGA COUNTY ENGINEER.

Damon A. Braun 12/5/90
DAMON A. BRAUN REG. SURVEYOR #4933



BRAUN - PRENSIL ASSOC. INC.
ENGINEERS - SURVEYORS
CHAGRIN FALLS, OHIO



VICINITY MAP
SCALE: 1" = 3000'

ACCEPTANCE AND DEDICATION:

Partnership filed
In Geauga County
Catherine H. Helden
Recorder

THE WEMBLEY CLUB LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR DEDICATION PLAT OF WOODBERRY BOULEVARD, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS WOODBERRY BOULEVARD. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS, TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS 7 DAY OF December, 1990

THE WEMBLEY CLUB LIMITED PARTNERSHIP
BY *David B. Herr*
DAVID B. HERR (MANAGING PARTNER)

Judy Nelson-Brieffield
WITNESS

STATE OF OHIO) SS: BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DAVID B. HERR, (MANAGING PARTNER) COUNTY OF GEAGA) WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Cleveland, Ohio, THIS 7 DAY OF December, 1990

Patricia Hauser
NOTARY PUBLIC

MY COMMISSION EXPIRES: PATRICIA HAUSER
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES APR. 24, 1994

MORTGAGE RELEASE:

THE UNDERSIGNED, MORTGAGEE OF THE LAND INCLUDED IN THIS DEDICATION PLAT OF WOODBERRY BOULEVARD, DOES HEREBY JOIN WITH THE OWNERS IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS WOODBERRY BOULEVARD AND HEREBY RELEASE FROM LIEN OF OUR MORTGAGE AND WAIVE ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID WOODBERRY BOULEVARD, THIS 10th DAY OF December, 1990

AMERITRUST COMPANY NATIONAL ASSOCIATION:
BY *Thomas W. Kucera Jr.*
THOMAS W. KUCERA, JR.
VICE PRESIDENT

Mary Ann Michaels
WITNESS

STATE OF OHIO) SS: BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OFFICERS THOMAS W. KUCERA, JR. COUNTY OF CUYAHOGA) AND MARY ANN MICHAELS OF AMERITRUST COMPANY WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF AMERITRUST COMPANY NATIONAL ASSOCIATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO, THIS 10th DAY OF December, 1990.

Claudia Kail
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-24-94

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Richard Patton 1-9-91
CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE

Robert W. Dewey 1/29/91
WESTERN RESERVE TELEPHONE COMPANY DATE

Charles L. Bennett 1/14/91
EAST OHIO GAS COMPANY DATE

[Signature] 1-10-91
CABLEVISION OF GEAGA COUNTY DATE

TEMPORARY EASEMENT:

I, GAETANA R. KETCHEL, OWNER OF LAND ADJUTTING WOODBERRY BOULEVARD, DO HEREBY GRANT TO THE GEAGA COUNTY COMMISSIONERS AND DEDICATE FOR PUBLIC USE A TEMPORARY EASEMENT FOR THE PURPOSES OF A TURNAROUND AS INDICATED ON THE ATTACHED PLAT. AT SUCH TIME AS WOODBERRY BOULEVARD IS EXTENDED THE TEMPORARY EASEMENT FOR SAID TURNAROUND SHALL CEASE AND TERMINATE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 7th DAY OF December, 1990

Allyson J. Lurch
WITNESS

Gaetana R. Ketchel
GAETANA R. KETCHEL

STATE OF OHIO) SS: BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED GAETANA R. KETCHEL, COUNTY OF GEAGA) WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT So Russell, OHIO, THIS 7th DAY OF December, 1990

MY COMMISSION EXPIRES: 8-8-1993

Ruth F. Garofalo
NOTARY PUBLIC
RUTH F. GAROFALO
Notary Public
My Comm. Exps.

UTILITY EASEMENT:

WE, THE WEMBLEY CLUB LIMITED PARTNERSHIP, GAETANA R. KETCHEL AND EDWIN J. KETCHEL, THE UNDERSIGNED OWNERS OF THE LANDS ADJACENT TO WOODBERRY BOULEVARD AND ADJACENT WESTERLY TO CHILLICOTHE ROAD (STATE ROUTE 306), DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY AND CABLEVISION OF GEAGA COUNTY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 7th DAY OF December, 1990

THE WEMBLEY CLUB LIMITED PARTNERSHIP

BY *David B. Herr* *Judy Nelson-Brieffield* *Edwin J. Ketchel* *Allyson J. Lurch*
DAVID B. HERR (MANAGING PARTNER) WITNESS EDWIN J. KETCHEL WITNESS

STATE OF OHIO) SS: BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DAVID B. HERR, (MANAGING PARTNER) COUNTY OF GEAGA) WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Cleveland, Ohio, THIS 7 DAY OF December, 1990

Patricia Hauser
NOTARY PUBLIC

MY COMMISSION EXPIRES: PATRICIA HAUSER
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES APR. 24, 1994

STATE OF OHIO) SS: BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED GAETANA R. KETCHEL, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT So Russell, OHIO, THIS 7th DAY OF December, 1990

Ruth F. Garofalo
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-8-1993

STATE OF OHIO) SS: BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED EDWIN J. KETCHEL, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT South Russell, OHIO, THIS 7th DAY OF December, 1990

Ruth F. Garofalo
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-8-1993

APPROVALS:

APPROVED AS TO LEGAL FORM THIS 17th DAY OF January, 1991
APPROVED THIS 11th DAY OF DEC., 1990

PURSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE CONDITION OF THE ROAD DEDICATED TO PUBLIC USE HEREIN, AND I HAVE CHECKED THE PRESENCE, IN PLACE AS REQUIRED, OF ALL IRON PROPERTY MONUMENTS, AND BENCH MARKS AND DO HEREBY CERTIFY THAT ALL OF THE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLAT AND PLANS, ARE IN GOOD REPAIR, AND HAVE MET ALL BONDING REQUIREMENTS THIS 7th DAY OF JAN, 1991

APPROVED THIS 7th DAY OF January, 1991 CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAY AND EASEMENT SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY AND EASEMENT.

Edna L. Davis *James Deane* *James Muller*
GEAGA COUNTY COMMISSIONER GEAGA COUNTY COMMISSIONER GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 30th DAY OF Jan, 1991
FILED FOR RECORD THIS 30 DAY OF JAN, 1991 AT 12:45 PM.

RECORDED THIS 30 DAY OF JAN, 1991 IN PLAT BOOK VOL. 20 PAGE 11
Catherine H. Helden
GEAGA COUNTY RECORDER

394450

DEDICATION PLAT OF:
WOODBERRY BOULEVARD

BEING PART OF ORIGINAL BAINBRIDGE TWP., LOT 27, TRACT ONE, GEauga COUNTY, OHIO.

BRAUN-PRENOSIL ASSOC. INC.
ENGINEERS - SURVEYORS
547 E. WASHINGTON ST.
CHAGRIN FALLS, OHIO
247-8670

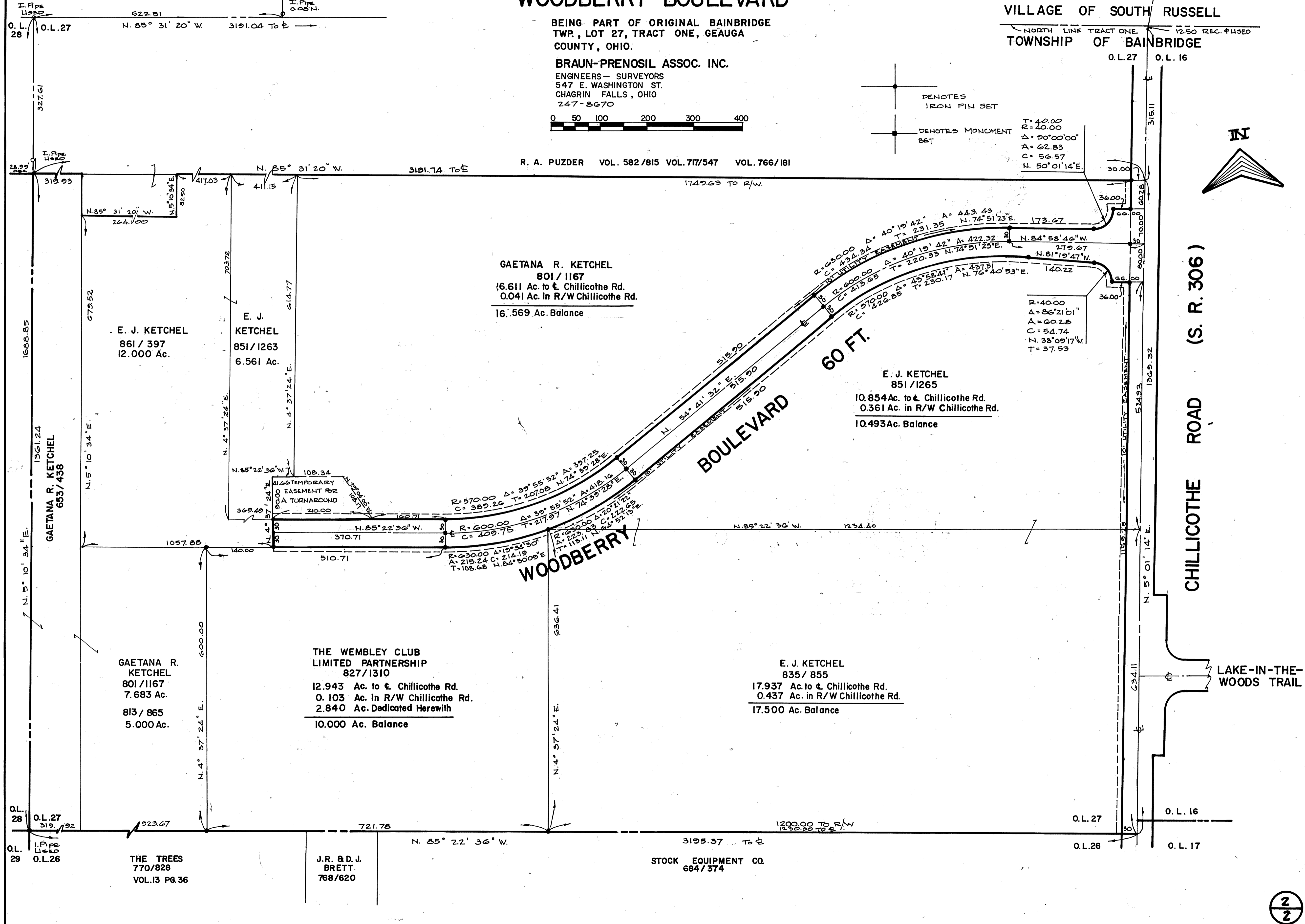


R. A. PUZDER VOL. 582/815 VOL. 717/547 VOL. 766/181

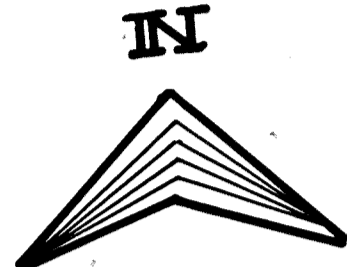
VILLAGE OF SOUTH RUSSELL

NORTH LINE TRACT ONE 12.50 REC. # 4529
TOWNSHIP OF BAINBRIDGE

O.L. 27 O.L. 16



DENOTES IRON PIN SET
DENOTES MONUMENT SET
T=40.00
R=40.00
Δ=90°00'00"
A=62.83
C=56.57
N. 50°01'14"E.



GAETANA R. KETCHEL
801 / 1167
16.611 Ac. to & Chillicothe Rd.
0.041 Ac. in R/W Chillicothe Rd.
16.569 Ac. Balance

E. J. KETCHEL
861 / 397
12.000 Ac.

E. J. KETCHEL
851 / 1263
6.561 Ac.

E. J. KETCHEL
851 / 1265
10.854 Ac. to & Chillicothe Rd.
0.361 Ac. in R/W Chillicothe Rd.
10.493 Ac. Balance

GAETANA R. KETCHEL
801 / 1167
7.683 Ac.
813 / 865
5.000 Ac.

THE WEMBLEY CLUB LIMITED PARTNERSHIP
827 / 1310
12.943 Ac. to & Chillicothe Rd.
0.103 Ac. in R/W Chillicothe Rd.
2.840 Ac. Dedicated Herewith
10.000 Ac. Balance

E. J. KETCHEL
835 / 855
17.937 Ac. to & Chillicothe Rd.
0.437 Ac. in R/W Chillicothe Rd.
17.500 Ac. Balance

THE TREES
770 / 828
VOL. 13 PG. 36

J.R. & D.J. BRETT
768 / 620

STOCK EQUIPMENT CO.
684 / 374

CHILICOTHE ROAD (S. R. 306)

LAKE-IN-THE-WOODS TRAIL